



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

**April 27, 2021**

**SUBJECT:** Consideration of appointment to the City of Wheatland Planning Commission.

**PREPARED BY:** Tim Raney, Community Development Director

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### **Recommendation**

The Wheatland Mayor and Vice Mayor are recommending the City Council make a motion with a second to approve the appointment to the City of Wheatland Planning Commission.

### **Discussion and Background**

The City of Wheatland Planning Commission is comprised of five (5) members appointed by the City Council.

A list of the current Commission members is below:

<b>Current Term Expires</b>	<b>Commissioner</b>
December 2022	Scott Witt - Chairman
December 2022	Debbie Panteloglew – Vice Chair
December 2021	William Tinsley
December 2022	Brant Powner
December 2021	VACANT

Pursuant to Section 2.20.030 of the Wheatland Municipal Code, a Planning Commission appointment requires majority vote of the City Council.

The Wheatland Municipal Code Section 2.20.030 states the following:

#### *2.20.030 Membership*

*The planning commission shall be composed of five members each of whom shall be appointed by majority vote of the city council, and one ex officio, nonvoting member, who shall be a member of the city council. The members may be from the city at large and are not required to be from specified areas of the city; however, it is the intent that the planning commission be composed of members who represent various areas of the city.*

The Wheatland City Clerk has continuously noticed the Planning Commission vacancy on the City's website as well as the City's posting boards since the first vacancy. The City has received applications from Kelly Zimmerman and Gregory Hart.

On Thursday, April 22, the Mayor and Vice-Mayor met with each of the candidates to discuss the vacancy. The Mayor and Vice-Mayor found both candidates to be both highly qualified, and either candidate would make a valuable member of the Planning Commission. After a long discussion and deliberation, the Mayor and Vice-Mayor are recommending Kelly Zimmerman be appointed to the Wheatland Planning Commission due to her long-standing community involvement over the years.

Therefore, staff is forwarding the Mayor and Vice-Mayor's recommendation to the entire council for discussion.

#### **Alternatives**

Council may fill the vacancy by appointment at this meeting or postpone action to a future meeting.

#### **Fiscal Impact**

None.

#### **Attachments**

Kelly Zimmerman-PC Application  
Gregory Hart-PC Application

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CITY OF WHEATLAND

111 C STREET- WHEATLAND, CALIFORNIA 95692

TEL (530) 633-2761 - FAX (530) 633-9102

PLANNING COMMISSION APPLICATION

(PLEASE PRINT CLEARLY OR TYPE)

Name: *Kelly Zimmerman*

Home Address:

[REDACTED]

Mailing Address: (If Different)

*mobile*  
Home Phone:

[REDACTED]

Work Phone:

[REDACTED]

Fax:

E-mail

[REDACTED]

Occupation:

*Realtor*

Please answer the questions on the following page and attach your responses to your Application. Please limit your response to two pages.

Completed Applications must be submitted no later than December 31, 2020 at 5:00 p.m.

City of Wheatland  
111 C Street  
Wheatland, California 95692.  
Tel (530) 633-2761 Fax (530) 633-9102

# Planning Commission Application Responses

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Kelly Zimmerman [kellyzrealtor@gmail.com](mailto:kellyzrealtor@gmail.com)

1. I would like to serve on the planning commission because I care about my community and want to be a part of the planning process.
2. The most important role of the planning commission is to make educated and well thought out decisions that have the greatest impact for our community.  
  
I would promote this by asking questions not only to my peers but also being interactive with our community.
3. Major concerns among our residents are our infrastructure and lack of services and recreation options for our children and seniors.
4. As a realtor I am very aware of what planned developments look like and I have sold homes in both well and poor planned developments.
5. I would hope to bring new ideas and energy as a Planning Commissioner.
6. N/A
- 7a I am able to attend meetings
- 7b I am a registered voter and a resident in the City of Wheatland
- 7c Yes, I own a business in Wheatland
- 7d I do not recognize any conflicts of interest in carrying out the responsibilities of a planning commissioner.

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CITY OF WHEATLAND

111 C STREET- WHEATLAND, CALIFORNIA 95692

TEL (530) 633-2761 - FAX (530) 633-9102

PLANNING COMMISSION APPLICATION

(PLEASE PRINT CLEARLY OR TYPE)

Name: *Gregory Hart*

Home Address:

[Redacted]

Mailing Address: (If Different)

Home Phone:

[Redacted]

Work Phone:

[Redacted]

Fax:

E-mail

[Redacted]

Occupation: *Wastewater Treatment Plant Operations Supervisor ~ County of Sacramento*

Please answer the questions on the following page and attach your responses to your Application. Please limit your response to two pages.

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**Please attach your responses to questions (1-6) to your Application. Please limit your response to two pages.**

**1. Why would you like to serve on the Planning Commission?**

**2. What do you believe is the most important role of the planning Commission?**

**How would you promote this role as Planning Commissioner?**

**3. What do you think are the major concerns of Wheatland residents regarding its future?**

**4. What knowledge or experience do you have in planning and zoning?**

**5. What would you hope to accomplish as a Planning Commissioner?**

**6. Any other thoughts you would like to share?**

**7. Additional Information:**

**a) Are you available to attend night meetings on the 1st and 3rd Tuesday of each month at 6:00 p.m.?**

**b) Are you a registered voter and resident of the City of Wheatland?**

**c) Is your place of business or employment in Wheatland?**

**d) Do you have any property ownerships (other than your home) or any business or personal relationships, which would be considered a conflict of interest in carrying out your responsibilities as a Planning Commissioner?**

**THANK YOU FOR YOUR INTEREST IN SERVING ON THE  
PLANNING COMMISSION**

1. I believe that Wheatland needs to smartly develop, while maintaining the small town feel and pride that it exhibits currently. Folsom and Lincoln expanded in the 1980's and 1990's and did a decent job at maintaining a high sense of togetherness and community for many years. This is all but gone now with the addition of thousands of homes in each city and many large projects still in progress and in the pipeline. Traffic has become a nightmare in Folsom. The same could very easily happen to Wheatland if the infrastructure is not considered in the planning process. I would like to see growth that promotes city pride and retains the small town feel as much as possible. The things that attracted buyers to Folsom and Lincoln in '80s and 90s are the same things that are attracting people to Wheatland currently; more rural, sense of community, great law enforcement etc.
2. The most important role of the Planning Commission is to set expectations and ground rules for development. This will keep the city from becoming a city that it did not intend to, and will help preserve property values.

I would promote this by examining all plans and proposals to ensure that they meet the City residents' expectations as well as the Developers'. New development cannot just be beneficial to Developers.

3. I believe that the largest major concern of Wheatland in regards to its future is the lack of infrastructure to support significant future development. The wastewater system is not adequately sized for expansion, and the City cannot afford a new plant or the operation costs of a new plant. The proposed sewer interceptor to OPUD will allow for more development when it is completed. The drinking water system will surely need to be expanded with new development. This cost must not fall on current residents as they all feel that they are grossly overcharged for water service in Wheatland. Lastly, Highway 65 and the rest of Wheatland roads cannot handle the increase in traffic that will occur with 500-1000+ new residences in our city. A bypass must be constructed to avoid the nightmarish Folsom like traffic that was referenced above. We only have a limited time to include funding from the Hard Rock Casino, so this should be a priority.
4. I do not have any formal experience in planning and zoning. My knowledge in planning and zoning comes from observing and residing in well planned, as well as poorly planned, communities and cities. I also assist my wife in her real estate business which gives me great insight into what residents want and desire. Currently people want and desire to live in a community like Wheatland that still has roots in Agriculture and a rural feel.
5. As a Planning Commissioner, I would like to see Wheatland grow smartly in a controlled manner. Never overtaxing the available infrastructure or making it an unpleasant place for residents due to crime, traffic, trash or blight.

I would also like to use Plumas Lake as an example of how not to grow. Plumas Lake was built without adequate infrastructure or services. The residents are desperate for a grocery store, restaurants and retail. The lack of these services has not been beneficial to the property values of current residents.

6. Thank you for your consideration to approve me as a Planning Commissioner. I was drawn to Wheatland for a lot of the reasons that I have stated above. I know that Wheatland must develop to maintain the high level of services that residents are accustomed to. People know who they are talking to when they call City Hall and recognize almost everyone when going for a walk. These are the things that create a place that they want to call their hometown. With smart growth Wheatland can maintain that feel.

**7.**

- a. I am available to attend night meetings on the first and third Tuesday of each month at 6:00 p.m.**
- b. I am a registered voter and resident of the City of Wheatland.**
- c. My place of business is not in Wheatland. I work in Elk Grove, CA.**
- d. I do not have any property ownerships (other than my home) or any business or personal relationships, which would be considered a conflict of interest in carrying out my responsibilities as a Planning Commissioner.**